



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **SDR-34602** APN: 163-04-408-003

Name of Property Owner: Church Lakes Lutheran

Name of Applicant: Church Lakes Lutheran

Name of Representative: Kummer, Kaempfer, Bonner, Renshaw & Ferrario - Christopher Kampfer

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

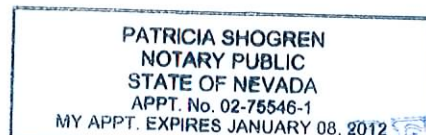
Signature of Property Owner: Mark W. Myers

Print Name: MARK W. MYERS

Subscribed and sworn before me

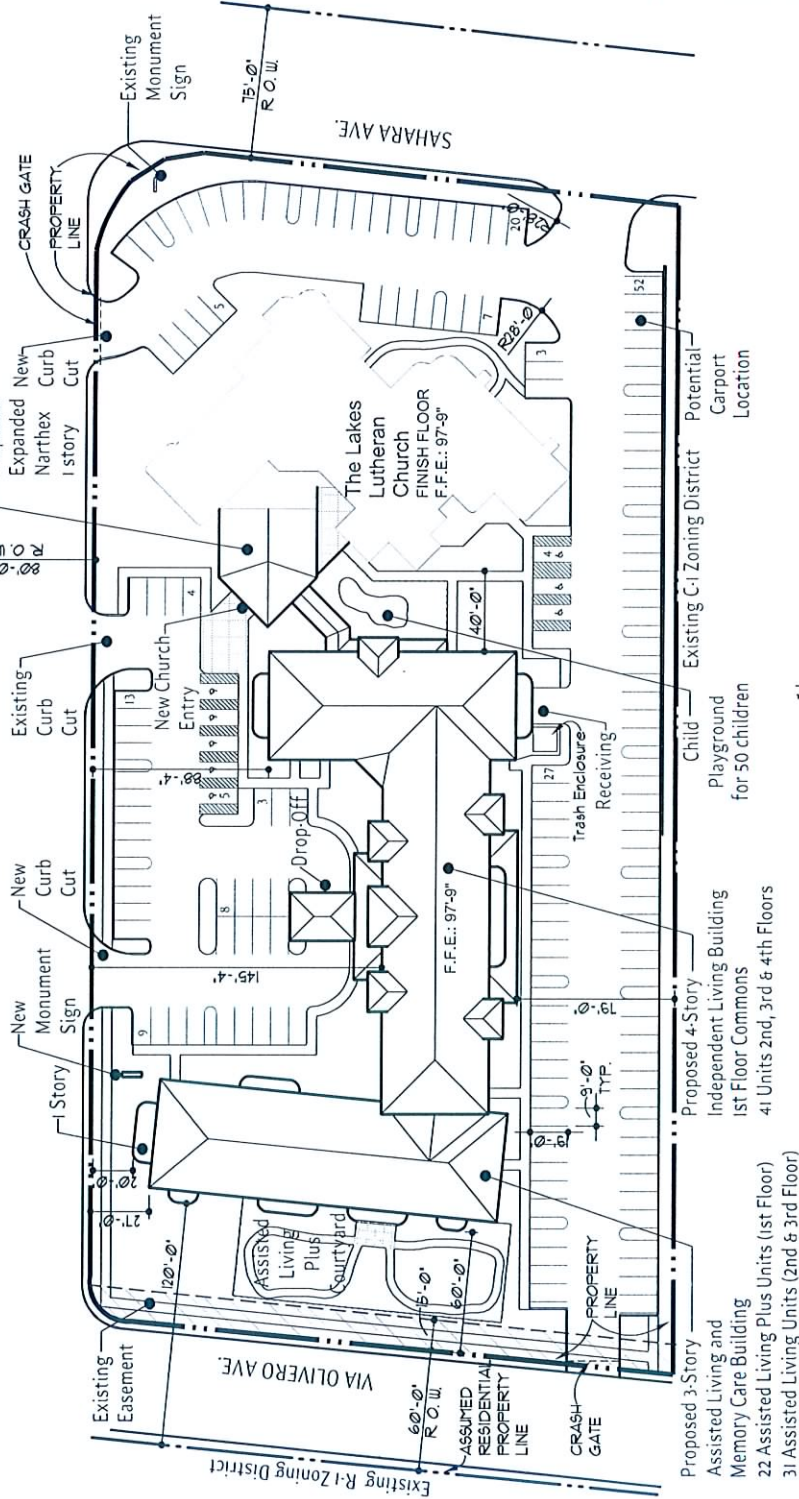
This 11th day of MAY, 2009

Patricia Shogren
Notary Public in and for said County and State



Existing C-1 Zoning District

S. CIMARRON RD.



SITE PLAN

0' 30' 60' 120'



Vicinity Map

8200 W. Shara Ave.
Las Vegas, NV 89117-1803



Total Site Acreage:	3.89 Acres
New Square Footage:	100,943
Church Square Footage:	13,808
Site Floor/Area Ratio:	1.53

Parking Spaces Existing:	125
33 Assisted Living Units @ 1 space/3 residents	= 11 spaces
41 Senior Apartments @ .75 spaces/unit	= 31 spaces
22 Assisted Living Plus Units @ 1 space/6 beds	= 4 spaces
1 space for each employee (on large shift)	= 17 spaces
3 spaces for use by Medical Professionals	= 3 spaces
Church (previously approved)	= 123 spaces
Spaces Required:	189
Spaces Proposed:	160
Handicapped Required:	6
Handicapped Proposed:	8

Randal L. Peek
Architect

1255 Energy Park Drive
St. Paul, MN 55108-5118

The Lakes Lutheran Church
Senior Housing
Las Vegas, NV

SDR-34602
07/09/09 PC

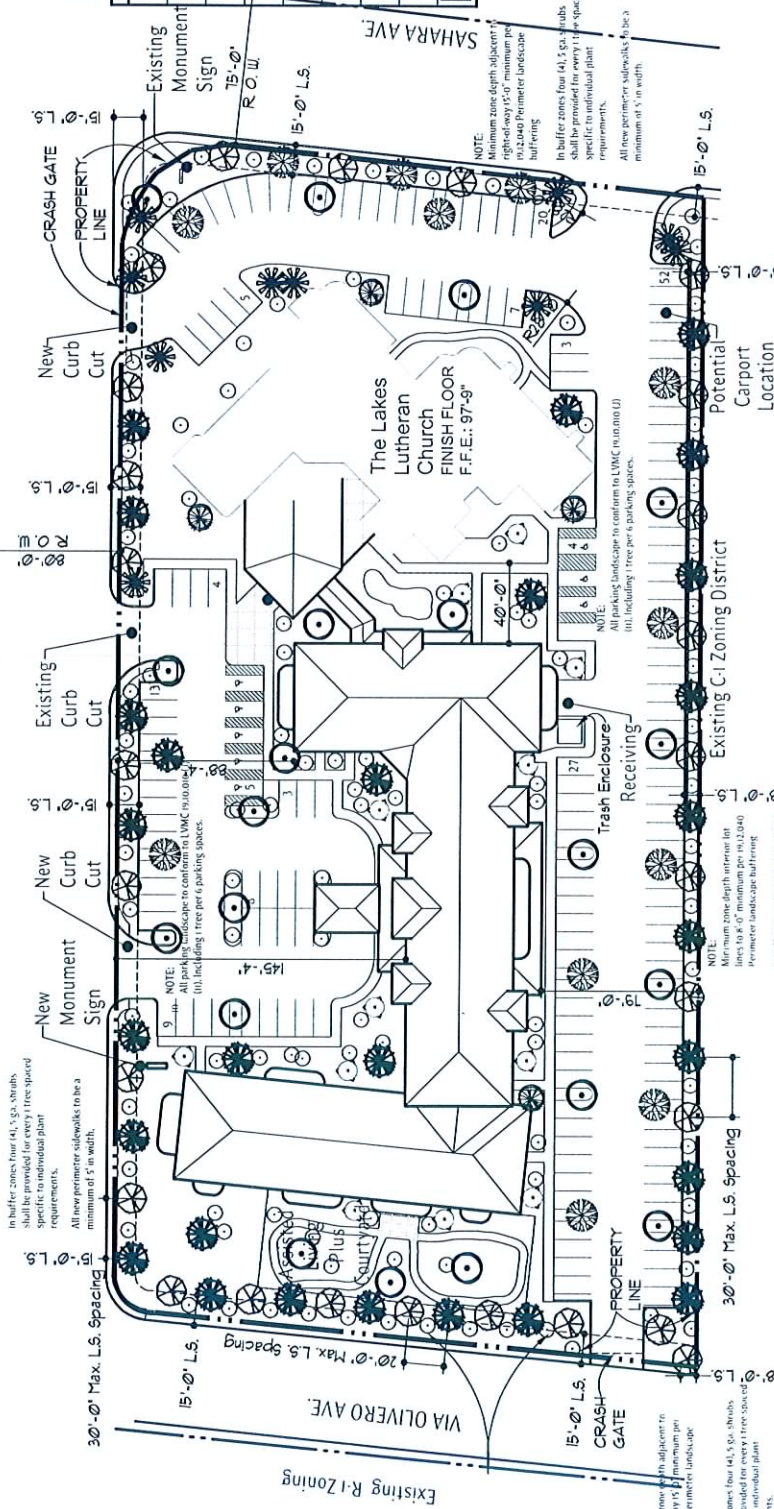


Commission No. 21752-00035
Drawn by WJ LHM
Date 5/22/09
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NSM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	28	24" Box	20'x20' On Center	HOLLY OAK	Quercus Ilex
	29	24" Box	20'x20' On Center	MONTELL PINE	Pinus
	20	24" Box	20'x20' On Center	COLORADO MESQUITE	Prosopis
	12	24" Box	20'x20' On Center	ENEMY OAK	Quercus
	15	Height Varies	Varies, See Requirements	PALM	Washingtonia robusta
	5	Height Varies	Varies, See Requirements	Cypress	Cupressus
	12	24" Box	Setback Requirements	BOTTLE TREE	Brachylaena parviflora
	104	1-1 Gallon	N/A	Ornamental Ground Shrubs and Center	
	N/A	N/A	N/A	Xeriscap	

in buffer zones four (4), 5 gal. shrubs shall be provided for every 1 tree space specific to individual plant requirements.

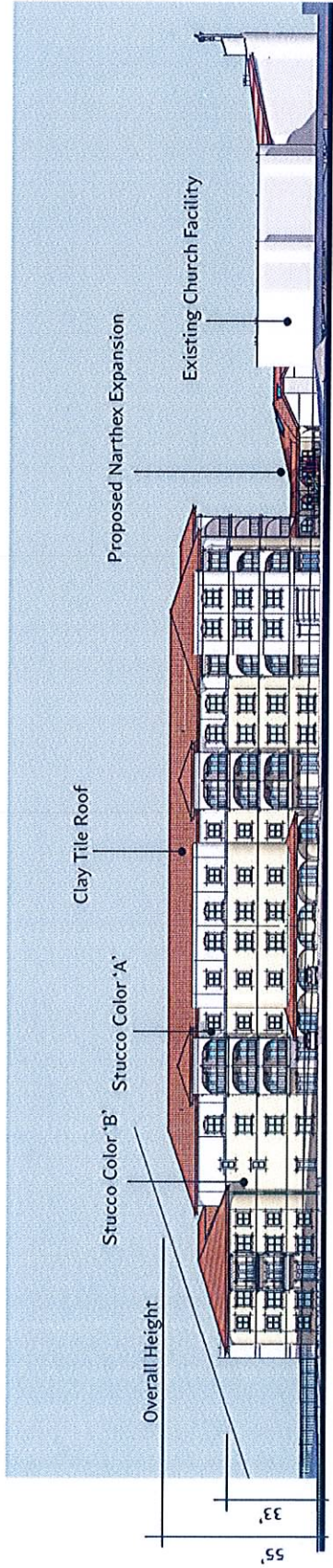


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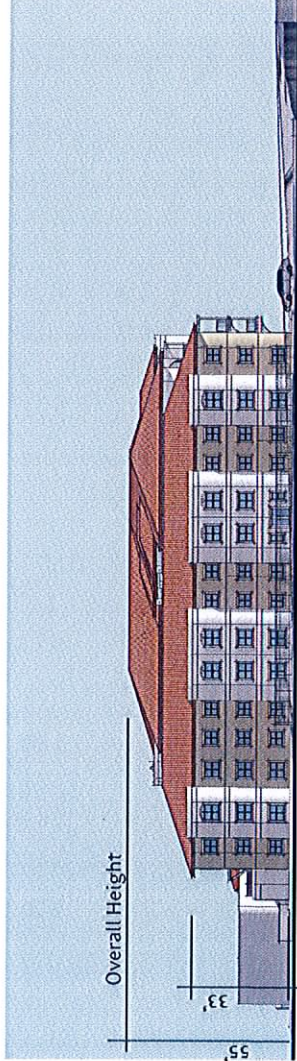
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 WIL L.H
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WEST ELEVATION
Not to scale

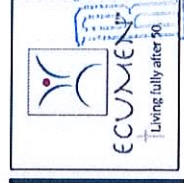


NORTH ELEVATION
Not to scale

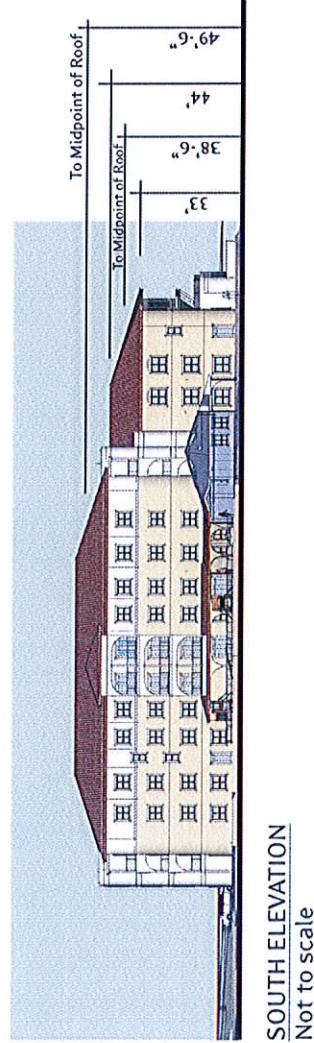
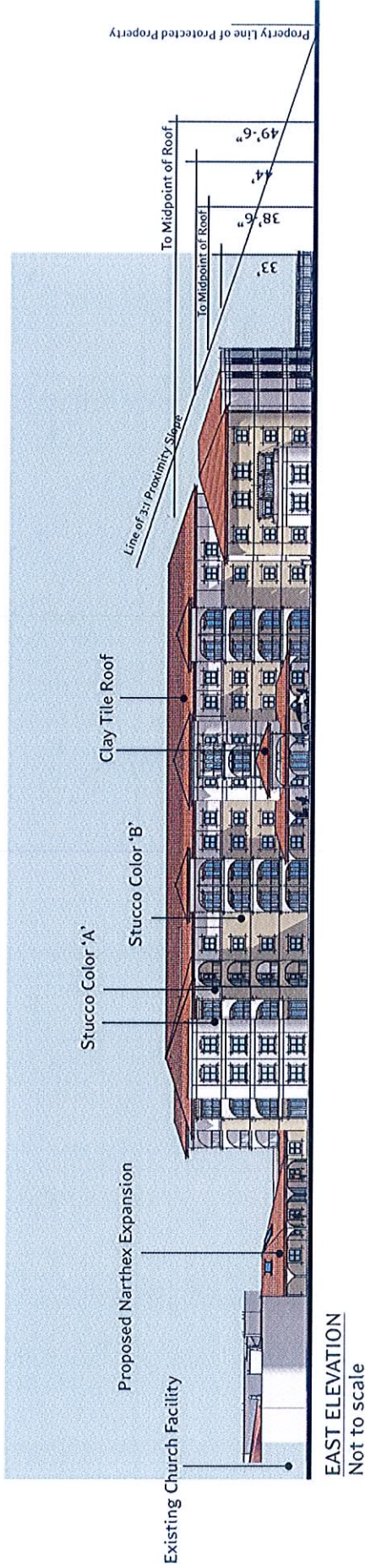
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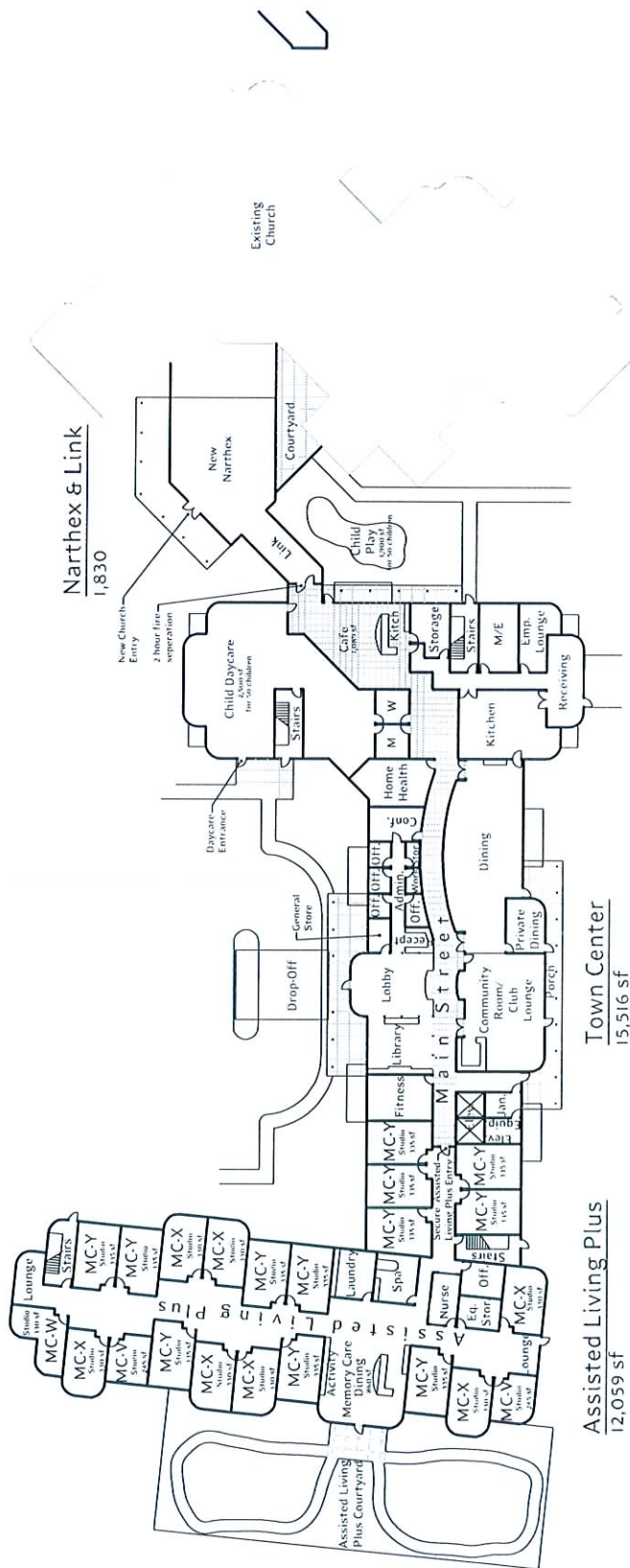
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ECUMEN
Living fully after 50

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FIRST FLOOR PLAN

32,938 GSF

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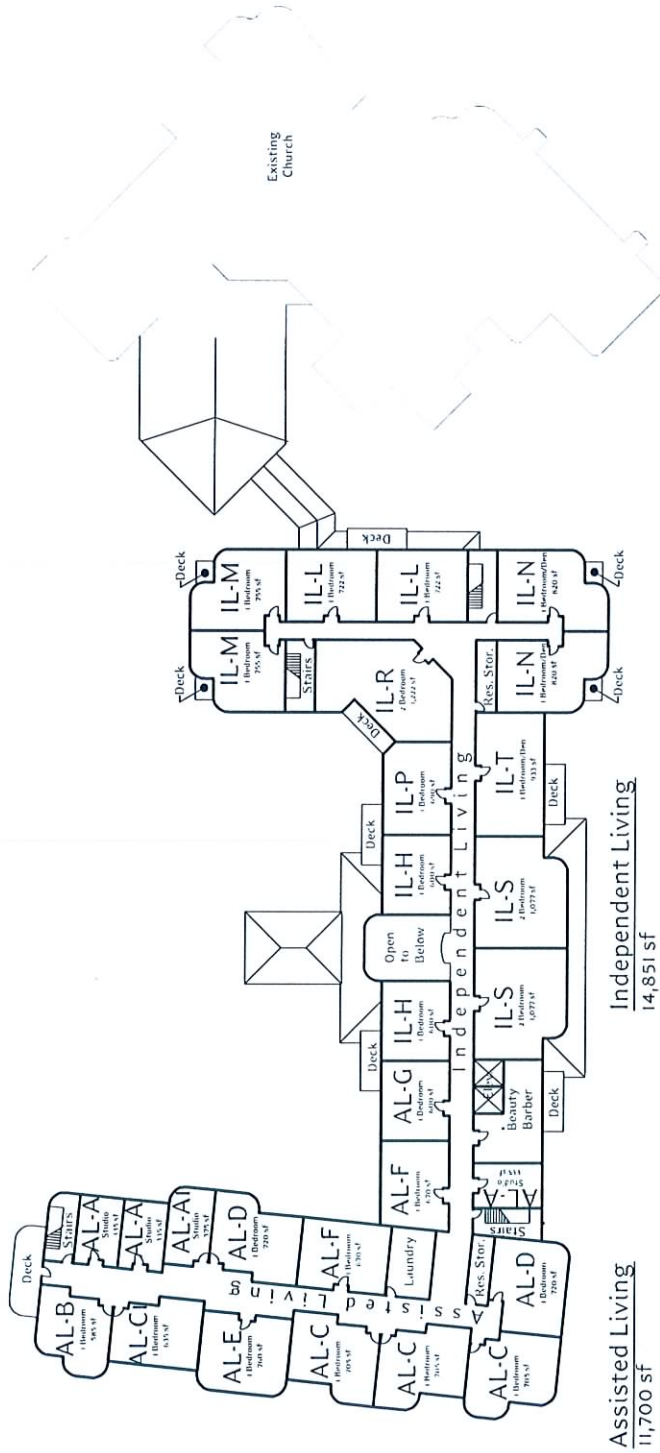
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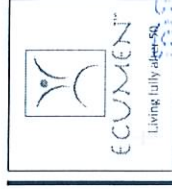


SECOND FLOOR PLAN
30,530 GSF



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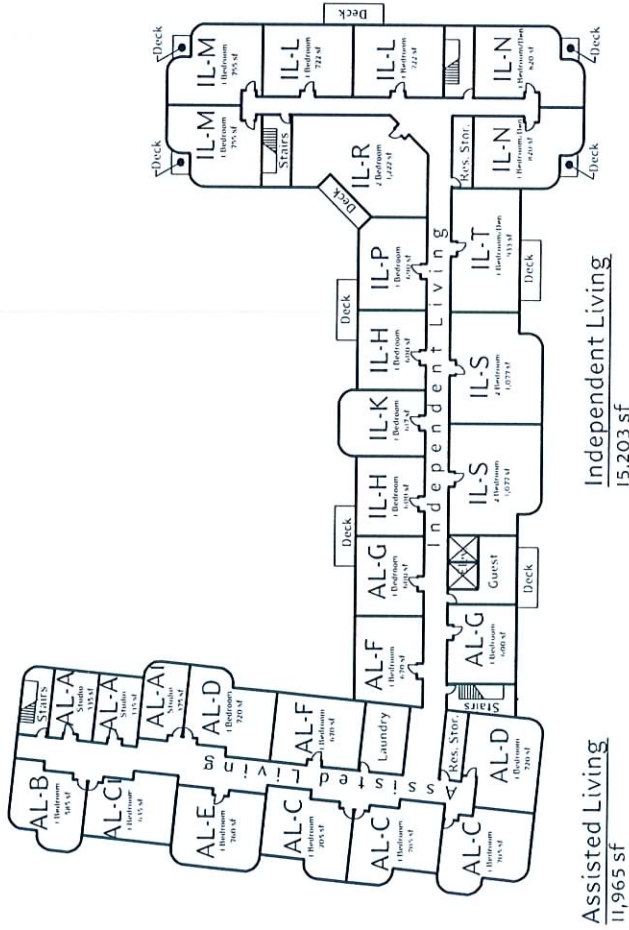
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THIRD FLOOR PLAN

30,530 GSF

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16,970 GSF

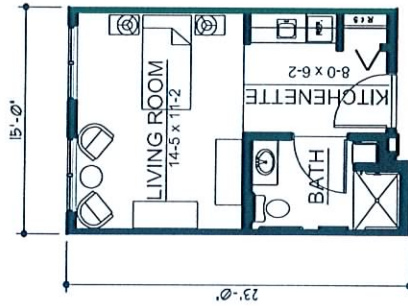
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	Commission No. <u>21752-09035</u>	
	Drawn by <u>WL LHH</u>	
	Date <u>5/22/09</u>	
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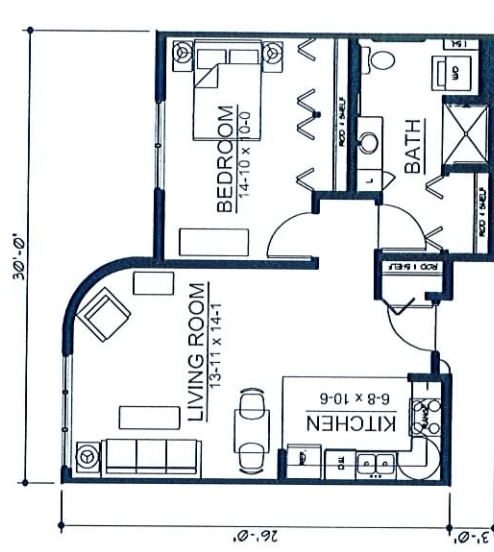
Assisted Living
2,218 sf

Independent Living
14,855 sf

Square Footage / Function	1st Floor	2nd Floor	3rd Floor	4th Floor	Total NSF
Assisted Living Plus	12,059	11,700	11,965	2,218	12,059
Assisted Living		14,851	15,203	14,855	25,883
Independent Living		15,516			44,909
Town Center					15,516
Nurseries & Link					2,576
TOTAL:	30,151	26,551	27,168	17,073	100,943



TYPICAL ASSISTED LIVING PLUS UNIT PLAN
STUDIO - 335 SF



TYPICAL ASSISTED LIVING UNIT PLAN
1 BEDROOM - 705 SF



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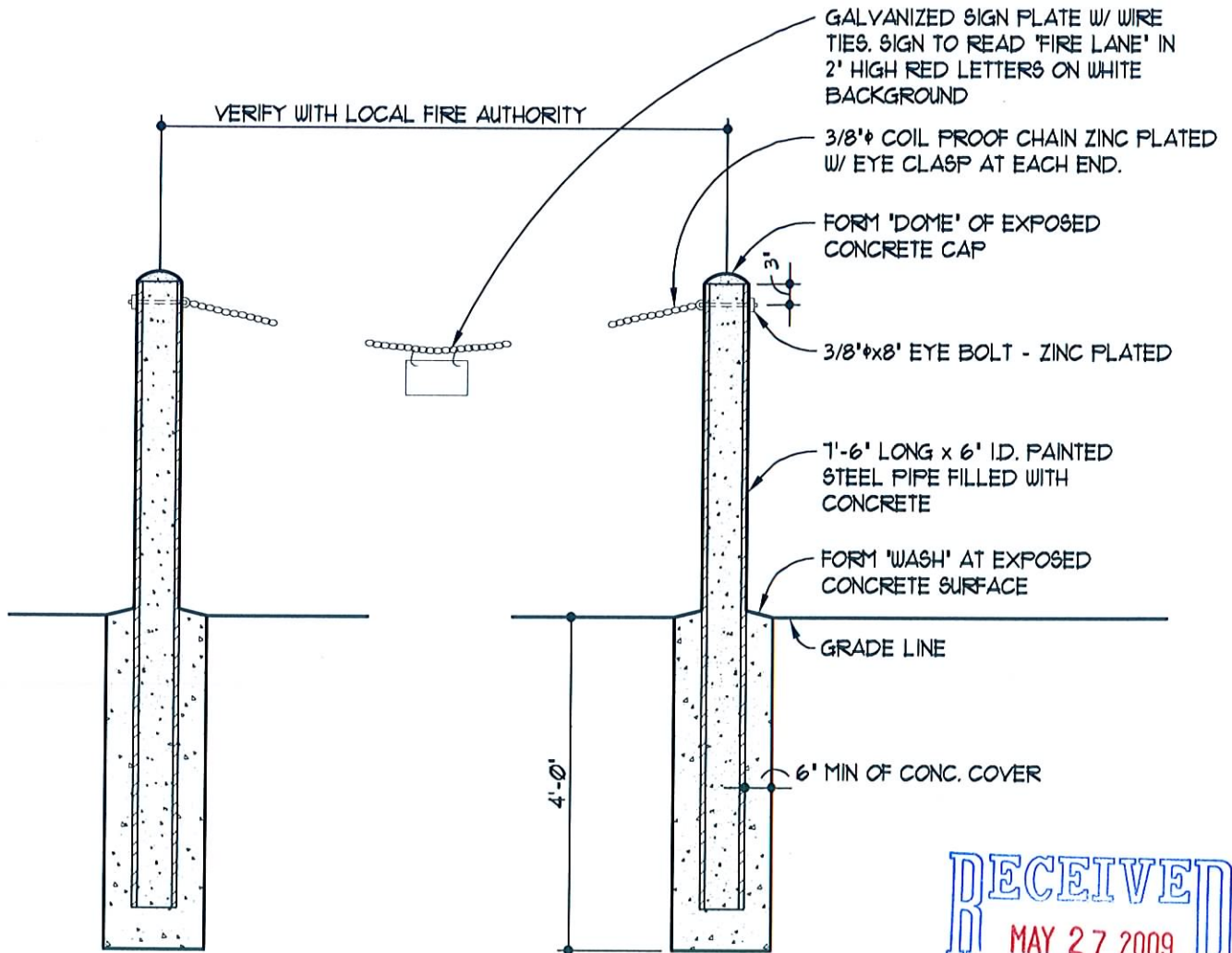


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ECVENCO
Living Unit for 50

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FIRE LANE CHAIN BARRIER

1/2"=1'-0"

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SDR 34602				
The Lakes Lutheran Church				
8200 W. Sahara Ave.				
Proposed 100.9 thousand square foot addition of senior adult housing and a church expansion of an existing church site.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	13.8	9.11	126
AM Peak Hour			0.72	10
PM Peak Hour			0.66	9
(heaviest 60 minutes)				
Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING- ATTACHED [OCC.DWELL]	33	3.48	115
AM Peak Hour			0.08	3
PM Peak Hour			0.11	4
(heaviest 60 minutes)				
Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ADULT CONG. LIVING FAC [DWELL]	41	2.02	83
AM Peak Hour			0.06	3
PM Peak Hour			0.17	7
(heaviest 60 minutes)				
Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ASSISTED LIVING [BEDS]	22	2.66	59
AM Peak Hour			0.14	4
PM Peak Hour			0.22	5
(heaviest 60 minutes)				
Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	4.9	9.11	45
AM Peak Hour			0.72	4
PM Peak Hour			0.66	3
(heaviest 60 minutes)				
Net Increase	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	CHURCH EXPANSION [1000 SF]	100.9		302
AM Peak Hour				14
PM Peak Hour				19
(heaviest 60 minutes)				

Existing traffic on all nearby streets:				
Sahara Ave.				
Average Daily Traffic (ADT)	53,327			
PM Peak Hour	4,266			
<i>(heaviest 60 minutes)</i>				
Cimarron Rd.				
Average Daily Traffic (ADT)	11,419			
PM Peak Hour	914			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Sahara Ave.	51800			
Cimarron Rd.	33915			
This project will add approximately 302 trips per day on Sahara Ave. and Cimarron Rd. This will increase expected volumes by about 1 percent on Sahara and by about 3 percent on Cimarron. Sahara is currently over capacity and Cimarron is at about 34 percent of capacity.				
Based on Peak Hour use, this development will add roughly 19 additional cars into the area; which works out to about 1 every 3 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				